



# 103 WATERGATE SOUTH *The Best of Both Worlds!*

A "townhouse" style floor plan with the convenience of living at the Watergate. A great interior two bedroom floor plan in model condition and the outdoor space of a home. Dine under the stars on your large private terrace.



Offered at \$749,000 Including Parking

**W**  
WINSTON REAL ESTATE  
**W**  
*Over 40 Years of Real Estate Experience*

Call **GIGI WINSTON** - Broker, GRI®  
(202) 333-4167 | [watergateapartments.com](http://watergateapartments.com)







## THE WATERGATE amenities are boundless

Enjoy a swim in the outdoor heated pool. Be pampered in the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stroll downstairs for dinner. Take in a boat ride, dinner or a movie at the Georgetown waterfront. It's a few steps to the Kennedy Center for a concert or theatre performance, to a coffee at the Embassy, and the Foggy Bottom neighborhood farmers market or Whole Foods Market. . Full service luxury residence.

Other conveniences include on-site post office, florist, pharmacy, restaurant and more downstairs in the Watergate complex. All this on 10 acres of gardens and fountains situated between the Kennedy Center and Georgetown Waterfront. 24 hour concierge service, doorman service, heated outdoor pool, shopping, restaurants, 2 blocks to Foggy Bottom Metro.

Come for the view,  
stay for the convenience!



To learn more, visit our web site or  
scan the code with a smart phone.



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- 2 bedroom, 2 ½ baths
- 1671 sq. ft. interior, yard-size private terrace with gas grill and access to outdoor pool
- Beautiful setting facing garden, pool, Kennedy Center & Potomac River
- Brazilian cherry wood floors
- Italian marble entry/foyer with storage closet, entry closet with built-in tray storage , coat closet
- Living room with custom built-in, ceiling with recessed lighting detail creating an alcove area
- Floor to ceiling windows on both levels
- Open chef's kitchen features:
  - Granite counters; stainless steel appliances including LG refrigerator with bottom freezer, beverage refrigerator, Bosch washer/dryer, GE Café convection double oven with grill, convection microwave, glass tile backsplash with inlaid tiles, quality tall cabinetry and under cabinet lighting.
- Separate dining area with glass hanging lights
- Master bath with glass enclosed separate shower and bathtub
- 2nd bedroom with built-in bookshelf
- 2nd bath with beautiful tile, high vanity and storage
- Large landing on second level included
- Garage space #25 included

## FINANCIAL INFORMATION

MONTHLY COOP FEE ..... \$ 2,996.63  
(includes maintenance, property taxes, parking & utilities)

LAND MORTGAGE BALANCE approx. .... \$ 8,000.00

LAND MORTGAGE PAYMENT per month .....\$ 102.81